



CALIFORNIA STATE PUBLIC WORKS BOARD

GRAY DAVIS, GOVERNOR

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STATE PUBLIC WORKS BOARD

March 14, 2003

MINUTES

PRESENT:

Mr. Dave Takashima, Chief Deputy Director, Department of Finance
Mr. Bob Garcia, Chief Financial Officer, Department of Transportation
Mr. Barry Hemphill, Deputy Director, Telecommunications Division, Department of General Services
Ms. Cindy Aronberg, Deputy Controller, State Controller's Office
Mr. Francisco Lujano, Director, Securities Management Division, State Treasurer's Office

ADVISORY MEMBER:

Director, Employment Development Department

LEGISLATIVE ADVISORS:

Assembly Member Darrell Steinberg
Assembly Member Wilma Chan
Assembly Member Fabian Nunez
Senator Betty Karnette
Senator Wesley Chesbro
Senator Gilbert Cedillo

STAFF PRESENT:

James Tilton, Administrative Secretary, State Public Works Board
Kathryn Amann, Assistant Administrative Secretary, State Public Works Board
Jim Lombard, Assistant Administrative Secretary, State Public Works Board
Madelynn McClain, Executive Secretary, State Public Works Board
Genevieve Frederick, Budget Analyst, Department of Finance
Deborah Dills, Budget Analyst, Department of Finance
Bryan Cash, Budget Analyst, Department of Finance
Jim Martone, Budget Analyst, Department of Finance
Chris Holtz, Budget Analyst, Department of Finance

OTHERS PRESENT:

Sabrin Winn, Department of General Services
Walt Harvey
Paul Davidson, Department of General Services
Chris Kooyman, State Treasurer's Office
Warren Westrup, Department of Parks and Recreation
Cynthia Spita, Department of Parks and Recreation
Carol Klein, Department of General Services
Marianne Wetzell, Department of General Services
Pat Rogers, Department of Parks and Recreation

Rick Stolz, Department of Parks and Recreation
Michele Clark, Trust for Public Land
Syed Alam, Department of Mental Health
Aaron Todd, State Treasurer's Office
Tim Shelley, Senator Karnette's Office

CALL TO ORDER AND ROLL CALL:

Mr. Takashima, Chairperson, Chief Deputy Director, Department of Finance at 10:00 am called the meeting to order. Mr. Tilton, Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

ACTION ITEMS:

Mr. Tilton reported that there was one action item.

Item #1, Office of Criminal Justice Planning, Los Angeles Regional Crime Laboratory. This action will recognize a scope change and approve preliminary plans. A 20-day letter was sent to the Legislature on January 24, 2003, without comment. This Item corresponds to Bond Item #6.

A motion was made by Mr. Garcia, and Seconded by Mr. Hemphill to adopt Action Item #1.

Action Item #1 was adopted by a 3-0 vote.

BOND ISSUES:

Mr. Tilton reported that there were five bond items. We are pulling Item #4, California Community Colleges, Santiago Canyon College, Learning Resource Center, to allow staff more time for due diligence.

Item #2, Department of Mental Health, Patton State Hospital, EB Building. This item will authorize the sale of lease revenue bonds with a par value estimated at \$10 million and maximum TIC at 6.25 percent.

A motion was made by Ms. Aronberg, and Seconded by Mr. Garcia to adopt Bond Item #2.

Bond Item #2 was adopted by a 5-0 vote.

Item #3, California Community Colleges, Citrus College, Math/Science Building Replacement. This item will authorize the sale of lease revenue bonds and authorize interim financing.

A motion was made by Mr. Lujano, and Seconded by Ms. Aronberg to adopt Bond Item #3.

Bond Item #3 was adopted by a 5-0 vote.

Item #5, University of California, Davis Medical, M.I.N.D. Institute. This item will authorize the sale of lease revenue bonds with a par value estimated at \$42 million and maximum TIC at 6.25 percent.

A motion was made by Mr. Hemphill, and Seconded by Ms. Aronberg to adopt Bond Item #5.

Bond Item #5 was adopted by a 5-0 vote.

Item #6, Office of Criminal Justice Planning, Los Angeles Regional Crime Laboratory. This item will authorize the sale of lease revenue bonds and authorize interim financing. This project was originally funded by the state as local assistance grant, but because of the state's fiscal situation, we converted to lease revenue bonds. This item is contingent upon review and concurrence of various lease documents by the PWB staff.

A motion was made by Ms. Aronberg, and Seconded by Mr. Garcia to adopt Bond Item #6.

Bond Item #6 was adopted by a 5-0 vote.

Ms. Aronberg noted that she had been speaking with a couple of agencies that frequently have bond items, who had some concerns about delays. Given the need to get construction up and going in the State, I was wondering if there were any plans in place to speed up this process.

Mr. Tilton noted that there is a new initiative by the Governor to expedite the use of bonds. We have a Build California task force that has been put together. We have identified a number of issues that are inhibitors in terms of the process. The one that has been identified is the due diligence issue. The resolution being proposed is not to waive due diligence, but instead add additional resources to accelerate the review. We are moving forward with Department of General Services acquisitions and legal unit to address their resource needs.

Ms. Aronberg asked if it was possible to get some tracking system to track the project from the beginning.

Mr. Tilton stated that he would provide her a report as to the status of projects. It will also give you a heads up about what will be coming to the Board.

CONSENT CALENDAR:

Mr. Tilton noted that the **Consent Calendar** covered Items #7 through #26.

In summary, the **consent calendar** proposes: seven requests to approve preliminary plans, one request to authorize site selection, six requests to authorize acquisition, one request to authorize acceptance of right of way abandonment, and six requests to recognize a scope change.

There were six 20-day letters. Item #16, University of California, San Diego Campus, West Campus Utilities Improvements, recognize a scope change. A 20-day letter was sent to the Legislature on February 21, 2003, without comment. Item #17, University of California, Davis Campus, UC Davis Medical Center Hospital Upgrade Master Plan, recognize a scope change. A 20-day letter was sent to the Legislature on February 21, 2003, without comment. Item #18, University of California, San Diego Campus, Pharmaceutical Sciences Building, recognize a scope change. A 20-day letter was sent to the Legislature on February 21, 2003, without comment. Item #24, California Community Colleges, Los Angeles Southwest College, Child Development Center, recognize a scope change. A 20-day letter was sent to the Legislature on February 21, 2003, without comment. Item #25, California Community Colleges, Los Angeles Valley College, Health Science Building, recognize a scope change. A 20-day letter was sent to the Legislature on February 21, 2003, without comment. Item #26, California Community Colleges, Hartnell College, Learning Resource Center, recognize a scope change. A 20-day letter was sent to the Legislature on February 21, 2003, without comment.

In addition, we received public comments regarding Consent Item 13-Schallengerger Ridge, Phase II from the California Association of Business Property and Resource Owners on March 13, 2003, that will be included in the permanent file. Essentially the comments request that the Board be mindful of how the acquisition may affect neighboring property landowners. Board staff worked very closely with the Association during Phase 1 of this project and believe that the issue they are now raising is appropriate for consideration during the park planning process and through the local planning agency.

Staff recommends approval of the **consent calendar** Items #7 through #26

A motion was made by Mr. Hemphill, and Seconded by Mr. Garcia to adopt the Consent Calendar and to approve Items #7 through #26.

The consent calendar was adopted by a 3-0 vote.

ACTION ITEMS:

Mr. Tilton stated that there were three additional Action Items.

Action Item #27, Public Works Board Administrative Action. The requested action will update the State Administrative Manual pertaining to the Public Works Board policies and procedures.

A motion was made by Mr. Hemphill, and Seconded by Mr. Garcia to adopt Action Item #27.

Action Item #27 was adopted by a 3-0 vote.

Action Item #28, Department of General Services, Department of Parks and Recreation, Topanga State Park, Avatar Phase 2. The requested action is for the Board to consider site selection and acquisition. If approved by the Board, staff recommend approval be contingent upon the following:

1. The proceeds of the sale are used to reimburse the funds of origin used to provide grants to the Mountains Recreation and Conservancy Authority for the purchase of Avatar;

OR

2. The proceeds of the sale are used in a manner that is approved by the original granting authorities and is consistent with the conditions of the original grants and underlying statutes associated with Propositions 12 and 13.
3. There are some toxic issues with the property and we recommend that the Board specify that these items be cleaned up as part of the title process.

Mr. Takashima asked is anyone from the Santa Monica Mountains Conservancy.

Ms. Laurie Collins, Staff Counsel, Santa Monica Mountains Conservancy (SMMC) and the Mountains Recreation Conservation Authority (MRCA), introduced herself.

Mr. Warren Westrup, Acquisition Chief, Department of Parks and Recreation, introduced himself.

Mr. Takashima stated that he wanted to know why the Conservancy wanted to acquire this particular piece of property when there were so many issues and the property was not located within the Topanga State Park?

Ms. Collins stated that the Avatar property had already been acquired by the MRCA in anticipation that the Department of Parks and Recreation would reacquire from MRCA.

Mr. Westrup noted that the original item was \$8 million in the budget. The Governor reduced that item with direction to the Department of Parks and Recreation that we acquire this specific property utilizing habitat bond acquisition dollars. It does provide significant habitat to the Santa Monica Mountains. It also provides access from the San Fernando Valley to the northern part of Topanga State Park.

Mr. Takashima asked if the SMMC did any planning and do you provide the plan to the Department of Finance? Ms. Collins noted that their statute require that they provide a work program for each of the bond measures that are passed. We also have an annual report that the supply to the state, which includes the properties they have acquired. In addition, each property that they acquire is subject to a project plan, which we submit to the State. This particular property is part of a larger transfer that the SMMC is going to make to Parks to provide access from the San Fernando Valley to Tradewood, which is adjacent to Topanga State Park and that property is going to be conveyed through a transfer of possession and control to Parks. The properties are contiguous by nature and they all will be owned as one unit of Topanga State Park. Mr. Westrup said that the concept that the \$2 million of the \$4 million purchase from Parks would go into development of a public staging facilities for access into the upper part of Topanga State Park. The idea is to try to keep facilities on the fringe of the park to keep the interior of the park in a more wilderness and pristine form. The property that we are getting is primarily a habitat property, which is why we are using the 2000 Bond Act habitat dollars to purchase it. The other property that is part of the package that the SMMC will be transferring to us does provide opportunities to develop this public access staging area and is part of the bigger vision.

Mr. Takashima asked why they buy one piece of property before another? Ms. Collins noted that the SMMC has a work program that they buy from willing sellers. So that is one of the first thing that drives us. Properties that have to comply with the funding source is another element. It all stems back to the late 70's when the Santa Monica Mountains Comprehensive Plan was formulated in conjunction with the National Park Service. There has been two decades of planning. This particular piece of property, Avatar, is a very important link from San Fernando Valley up to the Park, which is also contiguous to Malibu State Park. It is all part of a greater plan and when we are able to transfer the other properties that the SMMC owns, for no consideration to Parks, it will all be one contiguous ownership unit.

Mr. Takashima asked what the fair market value of the property was? Ms Collins said that the Avatar property had a State approved appraisal at \$8.1 million and the MRCA acquired it for \$8.1 million. Mr. Takashima then asked why we were buying it for another \$4 million? Ms. Collins said that it was not another \$4 million. The MRCA acquired the property with both Proposition 13 and Proposition 12 grants. Both of those measures provide for reuse of funds if the property is sold. We are in compliance with both of those measures. So Parks will be acquiring the property from MRCA so it will be a contiguous unit of legal ownership. The funds from the sale will go to acquire the next item on the agenda, which is the Oakmont property, to improve what will be the western gateway to Topanga State Park.

Mr. Takashima said that the property was purchased for \$8.1 million; he asked where they get their money? Ms. Collins said that it comes from Prop 12 and Prop 13. Mr. Takashima stated that now we are buying it for another \$4 million, so that is \$12 million. Ms. Collins said that the

\$12 million is not going to the developer. The developer was going to develop the canyon and put in 72 homes, he received \$8.1 million. The hope was that the Department of Parks and Recreation would acquire it directly. Mr. Westrup said that was why originally the item was \$8 million. The vision was for Parks to purchase the whole property. The timing was such that the MRCA, through their JPA, had to move faster, because the property would not have been there by the time the appropriation was in place. We see it as a sale to the state from a JPA and then reuse of both of the funds to do an improvement of another property and to acquire Oakmont.

Mr. Takashima stated that he was unhappy that the Oakmont property was contingent on the sale of the Avatar project. He also wanted to admonish the SMMC for trying to shift money and funds because it makes for a very confusing acquisition.

Mr. Takashima asked if there would have been a cleaner way to purchase the Oakmont property instead of using the proceeds from the Avatar sale? Ms. Collins said that the sale of Avatar has been something that has been contemplated for at least two years. A portion of the proceeds from Avatar were always going to be used for the improvement of a property called 21,000, and the remaining money would then be used for the purposes of the bond which paid for Avatar. The Oakmont project has been on our work program for many years. The Oakmont project became ripe. It had been subject to litigation with the City of Glendale for many years. The City entered into negotiations as ordered by a court mediation regarding settling the lawsuits that they had with the developer. A former Justice who asked the SMMC/MRCA to participate in potential joint acquisition brought us in later and we wanted it to be a State acquisition.

Mr. Takashima asked if the SMMC/MRCA had the money to purchase the Oakmont property if the Avatar sale did not go through? Ms. Collins stated that they had no other funds available. Mr. Takashima stated that if the Avatar sale did not go through, they would have to collapse other projects currently in process.

Mr. Westrup said that they had brought this Avatar item to the Department of Finance in November/December. We had lengthy discussions about the concern that Finance staff had is the same concern you have, which is, is the state paying for these items twice? Subsequently these items were discussed with DOF staff and the SMMC and a compromise was reached, whereby the JPA agreed to memorialize an arrangement whereby these state funds that Parks would be paying, would be guaranteed to be going for those particular purposes. The staff recommendation is that your approval be contingent upon some guarantee that these funds would be used for those purposes. We have incorporated these provisions in the property acquisition agreement with the JPA to do exactly what the staff is recommending.

Mr. Tilton stated that staff have been concerned about the full disclosure of both of these issues. Our position is that if you want to approve it, we have some conditions that would provide full disclosure and ensure proper authority for redirection of funds. The other issue is an environmental report that identifies a possibility of needing cleanup of toxic issues. There is an opportunity for the PWB to ask for another contingency which includes a cleanup plan and to make sure those issues are resolved before escrow is closed.

Ms. Collins noted that the environmental consultant for phase I recommended contacting the oil companies. Crude oil is neither a hazardous material or substance. Crude oil is a naturally occurring substance and does not provide any liability to the landowner. We know of no leaks on this property. DGS sent down an environmental services person to the property and they made no recommendations to us that we do anything. We could contact the oil company and get any reports of leaks, however, this might not get done prior to close. We will make our best effort to take care of this before close of escrow.

Mr. Westrup stated that if in the event DGS says that there is some particular problem that they would like to see fixed, that the SMMC or the JPA is able to address concern to DGS's satisfaction. If you approve the resolution you are proposing, if DGS identifies a problem, then we have to come back to the PWB to address it.

Ms. Collins suggested that if DGS determines there is a problem, would an agreement with the MRCA that we will take care of the problem to the satisfaction of DGS be acceptable to the Board. The MRCA will retain any liability for that crude oil pipeline and will retain any cost associated with that pipeline, then the state would be protected. We will give Parks a letter fully indemnifying the State from any responsibility for this pipeline whether or not there is any. We are guaranteeing this property for Parks.

Mr. Hemphill wanted to echo the same concerns that Mr. Takashima stated earlier.

Mr. Takashima asked for a motion and second for approval of site selection and acquisition with the conditions recommended.

A motion was made by Mr. Hemphill, and Seconded by Mr. Garcia to adopt Action Item #28.

Action Item #28 was adopted by a 3-0 vote.

Action Item #29, Department of General Services, Santa Monica Mountains Conservancy, Oakmont View V, Los Angeles County. This item will consider authorizing site selection and acquisition consistent with the staff analysis. Notification has been provided to the Joint Legislative Budget Committee, pursuant to Control Section 9.45, that this acquisition will require the use of Proposition 40 bond funds. Approval of this item is contingent upon written response to this notification by the JLBC stating that they have no objections to this acquisition.

A motion was made by Mr. Garcia, and Seconded by Mr. Hemphill to adopt Action Item #29.

Action Item #29 was adopted by a 3-0 vote.

OTHER BUSINESS:

Mr. Tilton noted that there was one item of other business. Madelynn McClain will no longer be the Executive Secretary for the Public Works Board. As of April 1, 2003, Tamara Moss will be taking over as the Secretary.

REPORTABLES:

Mr. Tilton indicated there were eleven reportables.

NEXT MEETING:

Mr. Tilton noted that the next PWB meeting is scheduled for Friday, April 11, 2003, at 10:00 am in Room 112.

Having no further business, the meeting was adjourned at 11:15 a.m.

ACTION ITEM

ACTION ITEM – 1

**OFFICE OF CRIMINAL JUSTICE PLANNING (8100)
LOS ANGELES REGIONAL CRIME LABORATORY**

*Authority: Chapter 1124/02, Section 18 and Section 18.5
Government Code Section 14669.21*

- a. Recognize a scope change**
- b. Approve preliminary plans**

APPROVED.

ACTION ITEM

STAFF ANALYSIS – 1

Office of Criminal Justice Planning (8100)
Los Angeles Regional Crime Laboratory

Action requested

The action requested will recognize a scope change and approve preliminary plans for this project.

Scope Description

This project is not within scope. The original authorization for this project includes parking for approximately 600 vehicles. It is proposed and requested that the parking for approximately 600 vehicles be reduced to approximately 400 vehicles. During the development of the preliminary plans it was discovered that only 400 parking spaces were required to be developed by the project for the proper operation of the laboratory. The estimated cost savings from the reduced parking is included in the current estimate. During construction of the laboratory CSULA will provide construction parking (if needed) at no cost to the project. Other than the proposed parking change, the project scope is unchanged and includes the Acquisition, Development, Designing and Construction of a Forensic Science and DNA Crime Laboratory facility (209,080 SF) for joint use of the LA County Sheriff's Department, LA Police Department and the California State University Los Angeles. Also, included is the site infrastructure, utilities, sidewalks and paving. A 20-day letter was sent to the legislature on January 24, 2003, without comment.

Funding and Cost Verification

\$96,000,000 total estimated project costs:

\$4,566,158 project costs previously allocated: preliminary plans

\$91,433,842 project costs to be allocated: working drawings \$13,154,000 (which includes \$6,000,000 for pre-ordering of structural steel), construction \$78,279,842 (construction contract \$64,751,000; contingency \$3,238,000 and A&E \$9,782,112, ARI \$508,730)

CEQA

A Notice of Determination was filed with the State Clearinghouse on December 23, 2002, and the waiting period expired on January 22, 2003.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	March 2003
Approve working drawings:	January 2004
Complete construction:	October 2005

Staff Recommendation: Recognize a scope change, approve preliminary plans, and release working drawing funds.

BOND ITEM

BOND ITEM – 2

DEPARTMENT OF MENTAL HEALTH (4440)
PATTON STATE HOSPITAL, SAN BERNARDINO COUNTY
EB Building, Fire/Life Safety and Environmental Improvements

Authority: Chapter 50/00, Item 4440-301-0660 (2)

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds – Department of Mental Health, 2003 Series B, Patton State Hospital EB Building Improvements.
2. Approve the form of and authorize the execution of a Transfer Agreement between the Department of Mental Health and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the State Public Works Board and the Department of Mental Health.
4. Approve the form of and authorize the execution of a Supplemental Indenture to the Series I Indenture between the State Treasurer and the State Public Works Board.
5. Approve the form of and authorize the execution of a Continuing Disclosure Agreement.
6. Approve the form of and authorize the execution and delivery of a Preliminary Official Statement.
7. Approve and authorize the execution and delivery of an Official Statement.
8. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Estimated Bond Authorization:

\$8,000,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 2

Patton State Hospital: EB Building, Fire/Life Safety and Environmental Improvements

Action requested

The action requested will adopt a resolution authorizing the sale of lease revenue bonds and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including authorizing the execution and delivery of a transfer agreement, facility lease, continuing disclosure agreement, a supplemental indenture, a preliminary official statement, and an official statement.

Scope Description

The project is within scope. The Legislature appropriated \$7.8 million Lease Revenue Bonds for construction to provide fire and life safety improvements (F&LSI) for the EB Building, Patton State Hospital to maintain accreditation. These improvements include limited F&LSI throughout the building, several small areas of renovation, elevator renovation, re-roof and miscellaneous mechanical and electrical improvements. The project was divided into three phases to allow for continuous occupancy of the facility. Due to increased costs that were the result of the contractor's lack of performance and subsequent termination and because of the deadline to sell bonds on the project, a scope change was approved during the October Public Works Board meeting. The last two phases of the project were delayed by this change and it was estimated that approximately \$1.8 million of project savings would be reverted. Costs associated with subsequent change orders have decreased the total reversion to \$1.3 million as noted below.

Funding and Cost Verification

This project is within cost.

\$7,089,000 total estimated project cost

\$ 597,000 project costs previously allocated: preliminary plans \$179,000, working drawings \$418,000

\$6,492,000 construction (\$5,067,000 construction, \$ 512,000 contingency,\$ 258,000 A&E costs, \$ 655,000 other project costs).

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 6, 1997, and the period expired on December 7, 1997.

Project Schedule

The project schedule is as follows:

Complete construction: March 2003

Staff Comments

These bonds will be incorporated into the master indenture and the master reserve is being used instead of establishing a separate reserve for these bonds.

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 3

CALIFORNIA COMMUNITY COLLEGES (6870)
CITRUS COMMUNITY COLLEGE DISTRICT
CITRUS COLLEGE, LOS ANGELES COUNTY
Math/Science Building Replacement

Authority: Chapter 106/01, Item 6870-301-0574 (13)
Chapter 33/02, Section 34 (a) (4) (H)

Adopt a resolution to:

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Authorize the execution of the Construction Agreement between the Citrus Community College District and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Citrus Community College District and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Site Lease between the Citrus Community College District and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

Total Estimated Bond Authorization:

\$8,438,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 3

California Community Colleges
Citrus Community College District, Citrus College, Los Angeles County
Math/Science Building Replacement

Action Requested

The action requested will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

The project is within scope. This project demolishes three older instructional buildings and constructs a 23,421 asf replacement building consisting of 10,360 asf lecture, 7,000 asf laboratory, 3,227 asf office, and 2,834 asf other space.

Funding and Project Cost Verification

This project is within cost.

\$9,226,000	total estimated project costs
\$788,000	project costs previously allocated: preliminary plans \$464,000 and working drawings \$324,000
\$8,438,000	project costs to be allocated: construction \$8,324,000 (\$7,468,000 contracts, \$373,000 contingency, \$483,000 administration, testing, inspection, and construction management) at CCCI 4019, and equipment \$114,000 at EI 2564

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 22, 1993, and the waiting period expired on August 28, 1993.

Project Schedule

The project schedule is as follows:

Complete construction: March 2005

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 4

CALIFORNIA COMMUNITY COLLEGES (6870)
RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT,
SANTIAGO CANYON COLLEGE, ORANGE COUNTY
Learning Resource Center

Authority: Chapter 50/99, Item 6870-301-0574 (55.1)
Chapter 106/01, Item 6870-301-0574 (43)
Chapter 33/02, Section 34 (a) (4) (A)

Adopt a resolution to:

1. Authorize the use of interim financing to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Authorize the execution of the Construction Agreement between the Rancho Santiago Community College District and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Rancho Santiago Community College District and the State Public Works Board.
4. Approve the form of and authorize the execution of an Agreement for the Site Lease between the Rancho Santiago Community College District and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

Total Estimated Bond Authorization:

\$8,975,000

PULLED.

BOND ITEM

STAFF ANALYSIS – 4

California Community Colleges
Rancho Santiago Community College District, Santiago Canyon College, Orange County
Learning Resource Center

Action Requested

The action requested will adopt a resolution authorizing the sale of lease revenue bonds and interim financing therefore.

Scope Description

The project is within scope. The project constructs a 29,329 asf learning resource center consisting of 20,203 asf for library, 4,928 asf for AVTV, 2,913 asf for offices, 794 asf for laboratory, and 491 asf other spaces. Minor refinements in design have resulted in a slight shifting of spaces but still yield the same asf.

Funding and Project Cost Verification

This project is within cost.

\$9,565,000 total estimated project costs

\$ 590,000 project costs previously allocated: preliminary plans \$278,000 and working drawings \$312,000

\$8,975,000 project costs to be allocated: construction \$8,099,000 (\$7,300,000 contracts, \$365,000 contingency, \$434,000 administration, testing, inspection, and construction management) at CCCI 4019, and equipment \$876,000 at EI 2564.

CEQA

A Notice of Determination was filed with the State Clearinghouse on April 20, 2000, and the waiting period expired on May 20, 2000.

Project Schedule

The project schedule is as follows:

Complete construction: March 2005

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 5

UNIVERSITY OF CALIFORNIA (6440)
DAVIS MEDICAL CENTER, SACRAMENTO COUNTY
University of California, M.I.N.D. Institute

Authority: Chapter 106/01, Item 6440-301-0660 (1)
Chapter 106/01, Item 6440-301-0001 (2.5)

Adopt a resolution to:

1. Authorize the sale of the State Public Works Board Lease Revenue Bonds – The Regents of the University of California, 2003 Series A, UC M.I.N.D. Institute.
2. Approve the form of and authorize the execution of a Site Lease between The Regents and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the State Public Works Board and The Regents.
4. Approve the form of and authorize the execution of a Supplemental Indenture to the Series I Indenture between the State Treasurer and the State Public Works Board.
5. Approve the form of and authorize the execution of a Continuing Disclosure Agreement.
6. Approve the form of and authorize the execution and delivery of a Preliminary Official Statement.
7. Approve and authorize the execution and delivery of an Official Statement.
8. Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

Total Estimated Bond Authorization:

\$31,500,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 5

University of California
UC M.I.N.D. Institute

Action requested

The action requested will adopt a resolution authorizing the sale of lease revenue bonds and other related actions in connection with the issuance, sale, and delivery of said revenue bonds, including authorizing the execution and delivery of a site lease, facility lease, continuing disclosure agreement, a supplemental indenture, a preliminary official statement, and an official statement.

Scope Description

This project is within scope. The University of California at Davis proposes to construct a facility of approximately 57,428 assignable square feet (asf) on the grounds of the UC Davis Medical Center in Sacramento to house the UC Davis Center for the Medical Investigation of Neurodevelopmental Disorders (M.I.N.D.) Institute. The facility will include outpatient clinics, research laboratories, faculty offices, administrative support space, and a resource center for health care professional, teachers, and parents. The building is designed in accordance with applicable general building standards and life-safety codes.

Funding and Cost Verification

This project is within cost. The State Public Works Board is authorized to issue lease revenue bonds pursuant to Government Code Sections 15830 et.seq., and may authorized any additional amount necessary to establish a reasonable construction reserve and to pay the cost of financing. Funding sources for the UC M.I.N.D. Institute project include \$30,000,000 in State lease revenue bond funds, \$3,000,000 General Fund, and \$5,840,000 in hospital reserves.

Funding and Project Cost Verification

\$38,840,000	total estimated project cost
\$38,840,000	project costs previously allocated: Preliminary plans – \$1,600,000 (hospital reserves); Working drawings – \$1,946,000 (hospital reserves); Construction – \$30,000,000 (State lease revenue bond funds), \$2,294,000 (hospital reserves), \$3,000,000 (General Fund)

CEQA

The University certifies that the project is in compliance with CEQA.

Project Schedule

The project schedule is as follows:

Complete construction: March 2003

Staff Comments

The State Public Works Board has taken two actions on the UC M.I.N.D. Institute project to date: Preliminary plans approved August 10, 2001 and authorization for interim financing and approval of forms of the leases taken July 12, 2002. These bonds will be incorporated into the master indenture and the master reserve is being used instead of establishing a separate reserve for these bonds.

Staff Recommendation: Adopt resolution.

BOND ITEM

BOND ITEM – 6

OFFICE OF CRIMINAL JUSTICE PLANNING (8100) LOS ANGELES REGIONAL CRIME LABORATORY

*Authority: Chapter 1124/02, Section 18 and Section 18.5
Government Code Section 14669.21*

Adopt resolution to:

1. Authorize the use of interim financing, to be repaid from the Public Buildings Construction Fund from the proceeds from the sale of bonds.
2. Approve the form of and authorize the execution of the Construction Agreement between DGS and the State Public Works Board.
3. Approve the form of and authorize the execution of a Facility Lease between the Office of Criminal Justice Planning and the State Public Works Board.
4. Approve the form of and authorize the execution of a Site Lease between DGS and the State Public Works Board.
5. Authorize the sale of the State Public Works Board Lease Revenue Bonds.

Total Estimated Bond Authorization:

\$96,000,000

APPROVED.

BOND ITEM

STAFF ANALYSIS – 6

Office of Criminal Justice Planning
Los Angeles Regional Crime Laboratory

Action requested

The action requested will adopt a resolution to seek interim financing, authorizing the sale of State Public Works Board Lease Revenue Bonds, authorizing execution of a construction agreement between the Board and the Department of General Services and approval of the form of Site Lease and Facility Lease and other related documents.

Scope Description

This project is not within scope. The original authorization for this project includes parking for approximately 600 vehicles. It is proposed and requested that the parking for approximately 600 vehicles be reduced to approximately 400 vehicles. During the development of the preliminary plans it was discovered that only 400 parking spaces were required to be developed by the project for the proper operation of the laboratory. The estimated cost savings from the

reduced parking is included in the current estimate. A scope change letter was sent to the legislature on January 21, 2003 with no comment received to date. The scope change is anticipated to be approved by the State Public Works Board on March 14, 2003.

Other than the proposed parking change, the project scope is unchanged and includes the Acquisition, Development, Designing and Construction of a Forensic Science and DNA Regional Crime Laboratory facility (209,080 SF) for joint use by multiple state and local criminal justice and educational agencies. Also, included are the site infrastructure, utilities, sidewalks and paving.

The Office of Criminal Justice Planning will be party, together with the Board, to the various financing documents that will be executed at the time the lease revenue bonds are sold. Thereafter, the Office of Criminal Justice Planning will enter into contracts and leases with multiple state and local criminal justice and educational agencies for the joint use, maintenance and staffing of the project to include, among others, the Los Angeles Regional Crime Laboratory Facility Authority, the Trustees of the California State University and the Department of Justice.

Funding and Cost Verification

\$96,000,000 total estimated project costs

\$4,566,158 project costs previously allocated: preliminary plans

\$91,433,842 project costs to be allocated: working drawings \$13,154,000 (which includes \$6,000,000 for pre-ordering of structural steel), Construction \$78,279,842 (construction contract \$64,751,000; contingency \$3,238,000 and A&E \$9,782,112, ARI \$508,730)

CEQA

A Mitigated Negative Declaration is complete and was filed with the State Clearinghouse on December 23, 2002.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: March 2003
Approve working drawings: January 2004
Complete construction: October 2005

Staff Recommendation: Adopt resolution.

CONSENT ITEM

CONSENT ITEM – 7

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF THE CALIFORNIA HIGHWAY PATROL (2720)
WILLIAMS REPLACEMENT FACILITY, COLUSA COUNTY
Project Number CHP 137, DGS Parcel Number 9998

Authority: Chapter 52/00, Item 2720-301-0044(2)

a. **Authorize acquisition consistent with the staff analysis**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 7

Department of the California Highway Patrol
Williams Replacement Facility

Action requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The Legislature has approved the funding for the acquisition of approximately 3 acres of vacant land and the preliminary plans for a California Highway Patrol replacement facility in Williams. This request will authorize acquisition of a vacant finished site of approximately 3 net acres together with the authorization to clear any encumbrances to fee simple ownership and the acquisition of any easements or rights-of-way which are determined to be necessary for the proper utilization of the property to be acquired.

Funding and Cost Verification

This project is within cost. Chapter 52, Budget Act of 2000, Item 2720-301-0044(2) provides \$818,000 for this acquisition of the fee simple interest and preliminary plans. The property can be acquired with the funds available and in accordance with Legislative intent.

\$3,904,000 total estimated project costs

\$291,000 project costs previously allocated: acquisition \$130,000,
preliminary plans \$161,000

\$3,613,000 Project costs to be allocated: acquisition \$527,000, working drawings \$199,000,
and construction \$2,887,000 (\$2,461,000 contract, \$123,000 contingency,
\$189,000 A & E services, and \$114,000 other costs).

CEQA

A Notice of Determination was filed with the State Clearinghouse on July 1, 2002, and the waiting period expired on July 31, 2002.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit on February 26, 2002, to review the site as a potential site for a California Highway Patrol office location. ESS staff concluded that a formal Preliminary Site Assessment, Phase I, was not necessary for acquisition based on the following findings: (1) previous use of the site has been agricultural for rice growing; (2) based on an observation of the site and discussions with the City of Williams City Administrator, there are no surface/subsurface improvements on the property that would require inspection; (3) a review of the California Environmental Quality Act (CEQA) Mitigated Negative Declaration by the City of Williams noted no due diligence issues for incorporation of the land and a zoning use change to industrial; (4) environmental studies have been conducted for the proposed project on the site and a Notice of Determination for a Negative Declaration has been filed with the Governor's Office of Research and Planning on July 1, 2002, in which no significant environmental impacts were found to exist on the site; and, (5) properties adjacent to the site do not contain improvements (industrial uses, fuel storage, waste disposal, unknown debris, etc.) that would raise a concern for migration of hazardous materials.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is August 2003.

Other:

- This project was approved for site selection by the State Public Works Board on June 8, 2001.
- The proposed site meets the requirements of the Department of the California Highway Patrol (CHP).
- There is no relocation assistance involved with this project.
- The purchase price shall not exceed the estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- There is no implied dedication involved with this project.

Staff Recommendation: Authorize acquisition consistent with the staff analysis

CONSENT ITEM

CONSENT ITEM – 8

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF MOTOR VEHICLES (2740)
SAN YSIDRO FIELD OFFICE RELOCATION, SAN DIEGO COUNTY
DMV Project Number 107754, DGS Parcel Number 10004

Authority: Chapter 379/02, Item 2740-301-0044(3)

a. **Approve preliminary plans**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 8

Department of General Services
Department of Motor Vehicles
San Ysidro Field Office Relocation

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The project provides for acquisition of land and the construction of a replacement facility for the San Ysidro Field Office. The acquisition phase of the project includes acquiring fee simple interest in a vacant parcel of approximately 3.39 acres. The area to be acquired is unimproved.

Funding and Cost Verification

This project is within cost.

\$8,131,850 total project costs

\$1,874,850 project costs previously allocated: acquisition \$1,523,850, preliminary plans \$351,000

\$6,257,000 project costs to be allocated: working drawings \$392,000, construction \$5,865,000 (\$4,775,000 contract, \$239,000 contingency, \$186,000 agency retained items, \$665,000 architectural and engineering services and other project costs) at CCCI 4019

CEQA

A Notice of Determination was filed with the State Clearinghouse on September 10, 2002, and the waiting period expired on October 10, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings: September 2003
Complete construction: July 2004

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit on February 27, 2002, of the proposed site for the DMV San Ysidro Field Office. No due diligence issues were noted that would prevent the site acquisition. The property is bounded by Otay Mesa Road on the south and Business Center Court on the north and is clean of debris. ESS staff reviewed a Preliminary Site Assessment, Phase 1, which concluded the property does not contain known hazards that could be revealed by site inspection, record research, or consultation with regulatory agencies.

Other:

- This project was approved for site selection by the State Public Works Board on March 8, 2002.
- The site meets the requirements of the Department of Motor Vehicles.
- There is no relocation assistance involved with this project.
- The purchase price did not exceed the estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- There is no implied dedication involved with this project.
- Escrow closed on December 24, 2002.

Staff Recommendation: **Approve preliminary plans and the release of working drawing funds.**

CONSENT ITEM

CONSENT ITEM – 9

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
HUNGRY VALLEY STATE VEHICLE RECREATION AREA, LOS ANGELES COUNTY
DPR Parcel Number A41400, DGS Parcel Number 10159

Authority: Chapter 106/01, Item 3790-301-0263(5)
Chapter 52/00, Item 3790-301-0263(8)

a. Authorize acquisition consistent with the staff analysis

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 9

Department of General Services (1760)
Department of Parks and Recreation (3790)
Hungry Valley State Vehicle Recreation Area

Action Requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The Legislature appropriated funds in 2000-2001 Budget Act for the acquisition of parcels adjacent to State and/ or federally owned off-highway vehicle (OHV) areas or parcels available through tax default that fall within the department's plan for OHV program expansion. This acquisition meets these criteria. It is a 14.66+ acre inholding located within Hungry Valley State Vehicle Recreation Area (SVRA). This rectangular parcel is bounded to the north, west, and south by existing SVRA lands and Orwin Way to the east. The Department of Parks and Recreation became aware of property's availability on the open market in the latter half of 2002. Acquisition of this parcel would eliminate potential conflicts between private use and surrounding park uses, including any conflicts that could arise in the future as a result of future development projects, and would provide a safer environment for park going visitors.

Funding and Cost Verification

This project is within cost. Chapter 52/00, Item 3790-301-0263 (8) and Chapter 106/01, Item 3790-301-0263(5) provides the Department of Parks and Recreation, OHV Division with funding for opportunity purchases of real property. The property interest can be acquired with the funds available and in accordance with Legislative intent.

\$131,000 total project cost

\$1,000 project costs previously allocated (DGS staff costs)

\$130,000 project costs to be allocated: \$125,000 for acquisition and approximately \$5,000 in overhead costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 23, 2002, and the waiting period expired on January 27, 2003.

Project Schedule

The anticipated close of escrow is April 2003.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Hungry Valley State Vehicle Recreation Center (SVRA) on February 10, 2003. The subject property is an inholding of the State Department of Parks and Recreation Hungry Valley SVRA. The property is located in a rural area south of the town of Gorman. There are remains of an old concrete block structure on the property. It appears that a new well has been drilled relatively recently and new power installed. An old well about 20 feet from the new one has had the pump removed. It is located adjacent to a water pressure tank. There is evidence of buried, old water lines on the property. The parcel is relatively flat with steep hills adjacent to the property. Non-descript brush, grass and trees, many of them non-natives, are on the property. No hazardous materials were observed. It is recommended that the two wells be grouted and abandoned and that the structural integrity of the structures be examined. A Phase site assessment is not recommended for this property.

Other:

- There is no relocation assistance involved with this project.
- The Department of Parks and Recreation (DPR) is unaware of any lawsuits pending concerning this property. The property acquisition agreement requires delivery of clear title to the State.
- DPR has indicated that they will abandon the wells and remove the free standing block walls after acquiring the property. The cost of completing these tasks will be adsorbed within the existing resources.
- The purchase price shall not exceed the estimated fair market value as determined by a DGS approved appraisal.
- No additional cost is anticipated to be incurred by the State for the care and maintenance of this property as an addition to the existing parklands.
- Half of the mineral rights have been excepted from the legal description and it is unclear who owns these rights; however, given the location and size of the parcel, the risk to the State that these rights will be exercised by a third party are minimal.

Staff Recommendation: **Authorize acquisition consistent with the staff analysis.**

CONSENT ITEM

CONSENT ITEM – 10

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
HURD DONATION, SAN TIMOTEO CANYON BADLANDS, RIVERSIDE COUNTY
DPR Parcel No. A36902, DGS Parcel No. 10114, Project DPR 232A

*Authority: Public Resources Code 5005, 37021, 37022, 37023, 37024, 37025
Government Code 11005*

a. **Authorize acquisition or real property through the acceptance of a gift.**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 10

Department of General Services
Department of Parks and Recreation
Hurd Donation, San Timoteo Canyon Badlands

Action requested

The requested action will authorize the acquisition of real property through the acceptance of a gift.

Scope Description

The Department of Parks and Recreation (DPR) has been offered a donation of approximately 135.15 acres of undeveloped land in an unincorporated area of Riverside County approximately 8 miles southwest of the City of Redlands. The previous property owner transferred approximately 158 acres of property to the Riverside Land Conservancy to qualify for the Wildlife Conservation Board's (WCB) Natural Heritage Preservation Tax Credit Act of 2000. The Riverside Land Conservancy accepted the land with the understanding that approximately 135.15 acres of this property would be conveyed to DPR. Features on the remaining 22.85 acres do not meet with the program needs of DPR; therefore, the Riverside Land Conservancy will retain these acres indefinitely. The previous landowner received the tax credit in accordance with the Natural Heritage Preservation Tax Credit Act of 2000 for the donation to the Riverside Land Conservancy on May 23, 2002. In addition, to facilitate two donations to the Riverside Land Conservancy (this donation and the Clark donation which is also on this month's agenda), the WCB allocated \$2,000 from the General Fund to cover project associated with Department of General Service review fees and Department of Fish and Game staff costs.

Terms and Conditions

The Riverside Land Conservancy will transfer ownership to DPR subject to a deed restriction, to allow public access to the property, and development of a plan to minimize impact on adjacent landowners and establishing setbacks or buffer areas. These conditions are requirements of the Natural Heritage Preservation Tax Credit Act of 2000. The Riverside Land Conservancy will quite claim all interest that they have owned in this property.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 15, 2001, and the waiting period expired on November 19, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is March 2003.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit on April 10, 2002, and reviewed a Preliminary Site Assessment, Phase I prepared for this property. ESS staff believe the PSA I was professionally prepared to the standards for due diligence assessments. The PSA I found the property does not contain known hazards that could be revealed by site inspection, records, research, or consultation with regulatory agencies. No potential problems with hazards were observed during the site visit, and the property is compatible with the proposed future use.

Other:

- The property is vacant and unimproved. There is no relocation assistance involved with this project.
- DPR is not aware of any lawsuits pending concerning the property. The deed will deliver clear title to the property subject to easements of record.
- Although this is a gift, the Department of General Services staff approved a private appraisal completed for the "Resources Land Conservancy".
- To provide for an initial level of resource protection and public access, DPR estimates the need for \$30,000 in operating expenses, which includes \$5,000 in ongoing maintenance needs. A budget change proposal to address the above will be submitted through the normal budget process. Until additional funding is available, authorized public access and resource protection will be provided on a limited basis.

Staff Recommendation: **Authorize the acquisition of real property through acceptance of a gift.**

CONSENT ITEM

CONSENT ITEM – 11

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
CLARK DONATION, SAN TIMOTEO CANYON BADLANDS, RIVERSIDE COUNTY
DPR Parcel No. A36903, DGS Parcel No. 10113, Project DPR 231A

*Authority: Public Resources Codes 5005, 37021, 37022, 37023, 37024, 37025
Government Code 11005*

a. Authorize acquisition of real property through the acceptance of a gift

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 11

Department of General Services
Department of Parks and Recreation
Clark Donation, San Timoteo Canyon Badlands

Action requested

The requested action will authorize the acquisition of real property through the acceptance of a gift.

Scope Description

The Department of Parks and Recreation (DPR) has been offered a donation of approximately 279.73 acres of undeveloped land in an unincorporated area of Riverside County approximately 8 miles southwest of the City of Redlands. The previous property owner transferred this property to the Riverside Land Conservancy to qualify for the Wildlife Conservation Board's (WCB) Natural Heritage Preservation Tax Credit Act of 2000 (Act). The Riverside Land Conservancy accepted the land with the understanding that the property would be conveyed to DPR. The previous landowner received the tax credit in accordance with the Natural Heritage Preservation Tax Credit Act of 2000 for the donation to the Riverside Land Conservancy on May 23, 2002. In addition, to facilitate two donations to the Riverside Land Conservancy (this donation and the Hurd donation which is also on this month's agenda), the WCB allocated \$2,000 from the General Fund to cover project associated with Department of General Service review fees and Department of Fish and Game staff costs.

Terms and Conditions

The Riverside Land Conservancy will transfer ownership to DPR subject to a deed restriction, to allow public access to the property, and development of a plan to minimize impact on adjacent landowners and establishing setbacks or buffer areas. These conditions are requirements of the Natural Heritage Preservation Tax Credit Act of 2000. The Riverside Land Conservancy will quite claim all interest that they have owned in this property.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on October 15, 2001, and the waiting period expired on November 19, 2001.

Project Schedule

The project schedule is as follows:

The anticipated acquisition is March 2003.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit on April 10, 2002, and reviewed a Preliminary Site Assessment, Phase I prepared for this property. ESS staff believe the PSA I was professionally prepared to the standards for due diligence assessments. The PSA I found the property does not contain known hazards that could be revealed by site inspection, records, research, or consultation with regulatory agencies. No potential problems with hazards were observed during the site visit, and the property is compatible with the proposed future use.

Other:

- The property is vacant and unimproved. There is no relocation assistance involved with this project.
- DPR is not aware of any lawsuits pending concerning the property. The deed will deliver clear title to the property subject to easements of record.
- Although this is a gift, the Department of General Services staff approved a private appraisal completed for the "Resources Land Conservancy".
- This donation is contiguous to the Hurd Property acquisition, which was site selected by the State Public Works Board (PWB) on May 10, 2002 and approved for acquisition at the June 14, 2002 hearing. DPR estimates the overall project requirements will include 1.5 PY and \$180,000 for personal services/operating expenses and equipment (OEE). DPR estimates that additional staffing would be required to allow public access. DPR estimates the project will need 4 additional PY's and \$517,000 for personal services/OEE and \$100,000 for one-time costs for equipment and furniture, etc. to allow for immediate public use. DPR has provided this information as its best estimate of initial support needs. The Department of Finance provides no endorsement of these support estimates, but will evaluate DPR workload and staffing requirements through the normal budget process if an augmentation request is submitted, and within the context of the Administration's overall budget priorities. DPR brings this acquisition request forward with the full knowledge that additional support appropriations may not be available.

Staff Recommendation: **Authorize the acquisition of real property through acceptance of a gift.**

CONSENT ITEM

CONSENT ITEM – 12

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
SOUTH YUBA RIVER STATE PARK, NEVADA COUNTY

DPR Parcel Numbers A41301, A41302, A41303 and A41304, DGS Parcel Number 10143

*Authority: Chapter 379/02, Item 0540-101-6029(5)
Chapter 379/02, Item 3790-301-6029(6)*

a. **Authorize site selection and acquisition consistent with the staff analysis**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 12

Department of General Services
Department of Parks and Recreation
South Yuba River State Park

Action requested

The requested action will authorize site selection and acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The Legislature has approved an appropriation for the Secretary for Resources from Proposition 40 to allow for the acquisition of 1,185 acres of property adjacent to in-holdings within existing public lands along the State Wild and Scenic River corridor established by the State Legislature in 2000 along South Yuba River. The Secretary for Resources is providing a grant through an interagency agreement to the Department of Parks and Recreation (DPR) from this appropriation for two acquisitions: this acquisition and a future acquisition of approximately 450 acres. DPR has indicated that the grant funding will be sufficient to allow for the full project scope to be met. The Legislature also approved funding for DPR that could be used for overhead costs associated acquisitions. This request will authorize site selection and acquisition of fee simple interest in five non-contiguous parcels totaling approximately 728 acres adjacent to federally owned land in the State Wild and Scenic River corridor. This acquisition will eliminate problems associated with private ownership within the park and prevent the harvest of marketable timber within the State Wild and Scenic River Corridor cooperative management area.

Funding and Cost Verification

This project is within cost. The total purchase price from The Trust for Public Land is \$3,560,000. The funding source for the purchase is: Proposition 40; Chapter 379/02, Item 0540-101-6029 (5); the funding source for the overhead is: Proposition 40, Chapter 379/02, Item 3790-301-6029(6).

\$3,568,350 total project costs

\$3,000 project costs previously allocated (DGS staff costs)

\$3,565,350 project costs to be allocated: \$3,560,000 acquisition and approximately \$5,350 in overhead costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 12, 2002, and the waiting period expired on January 16, 2003.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is in March 2003.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the South Yuba River parcels located in Nevada County on November 18, 2002. The acquisition consists of five parcels (identified as Parcels 1, 2, 3, 4 and 5) comprising approximately 740 acres. Parcels 1, 2, and 3 were not accessible during the site visit. Aerial photos (1980, 1988, 1995) of these three parcels were reviewed. A small amount of household trash, can dump and corrugated metal debris were observed on Parcel 4. Staff also reviewed a formal Preliminary Site Assessment (PSA), Phase I report completed on this property (all five parcels) for The Trust for Public Land, June 2002. The Phase I study is adequate and complete and has been conducted according to the American Society for Testing and Materials (ASTM) standards. The Phase I report identifies a deposit of metal debris and household garbage on Parcel 1 and the historic Carter Group gold mine at Missouri Bar on Parcel 4. The mine consists of an adit (tunnel) and a mining-related waste rock pile (tailings). In addition to the PSA, limited soil and water investigations were undertaken at the Carter Group gold mine location. The conclusions and recommendations stated in the PSA, Phase I report are:

"This assessment and limited soil and water investigation has not revealed evidence of *recognized environmental conditions* in connection with the subject property. It is recommended that, at a minimum, a sign be posted at the mine entrance to warn of possible mine-related hazards."

There are no other improvements, e.g., industrial uses, fuel storage, waste disposal, etc., that would raise a concern for migration of hazardous materials. No potential problems with hazardous materials were observed during the site visit and the property is compatible with the proposed future use.

Other:

- The purchase price shall not exceed the estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- The Department of Parks and Recreation (DPR) is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of clear title to the State.
- The property is unimproved and vacant and no relocation expenses will be incurred with the acquisition.
- DPR is not aware of an immediate need to address or remediate potential safety or environmental issues pertaining to the property.
- To offer an initial level of public access and provide for a minimum level of resource protection, DPR estimates the need for 1 PY and \$269,000 for personal services and operating expenses, which includes one time costs of \$30,000 for equipment. DPR has

provided this information as its best estimate of initial support needs. The Department of Finance provides no endorsement of these support estimates, but will evaluate DPR workload and staffing requirements through the normal budget process if an augmentation request is submitted, and within the context of the Administration's overall budget priorities. Until future funding is approved and pending the availability of existing funding, DPR may provide limited authorized access and resource protection. DPR brings this acquisition request forward with the full knowledge that additional support appropriations may not be available.

- No recorded legal access to the parcels has been identified. However, the Assessor's Parcel Maps indicate roads to each of the parcels. Additionally, each of the parcels adjoins large expanses of Federal Land. These parcels are rugged, isolated and remote. Some scattered residences are present especially in areas that are readily accessible from Washington Ridge, located south of the subject parcels. One of the parcels, 19.5 acres in size, is encumbered by a non-active 1972 road easement agreement among 9 property owners on use, maintenance, and upkeep of adjacent private roads.

Staff Recommendation: **Authorize site selection and acquisition consistent with the staff analysis.**

CONSENT ITEM

CONSENT ITEM – 13

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
DONNER MEMORIAL STATE PARK
SCHALLENBERGER RIDGE PHASE II, PLACER COUNTY
DPR Parcel Number A33802, DGS Parcel Number 10161

*Authority: Chapter 106/01, Item 3790-301-0262(1)
Chapter 379/02, Item 3790-301-0890(1)
Chapter 379/02, Item 2660-301-0042(1)(a)*

a. **Authorize acquisition consistent with the staff analysis**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 13

Department of General Services
Department of Parks and Recreation
Donner Memorial SP/Schallenger Ridge Phase-II

Action requested

The requested action will authorize acquisition consistent with the staff analysis.

Scope Description

This project is within scope. The Legislature has approved funding for the purchase of habitat lands adjacent to existing State Parks that meet the criteria of the California Wildlife Protection Act of 1990 and are generally located in one of several areas including the Sierra Nevada landscape. In addition, the Legislature has approved an appropriation to allow federal funds to be used for capital outlay projects, including acquisitions. An appropriation has also been approved for to permit the Department of Transportation to complete projects to mitigate for roadwork projects. This requested action will authorize acquisition of fee simple interest in approximately 1,173 acres at Schallenger Ridge, which appears to meet the criteria of these various appropriations.

Funding and Cost Verification

This project is within cost. Approximately \$487,000 in funds will be provided through Chapter 106, Statutes of 2001, Item 3790-301-0262(1) and \$385,000 in funds will be provided through Chapter 279, Statutes of 2002, Item 2660-301-0042(1)(a). In addition, private funds of approximately \$192,000 from the National Fish and Wildlife Foundation will be deposited directly into escrow to meet the matching requirements of the federal grant funding of \$1,064,000 which has been appropriated through Chapter 379, Statutes of 2002, Item 3790-301-0890(1). In total, the property will require approximately \$1,944,000 State funding and an additional \$192,000 in private funding which has already been committed. Sufficient funds remain in the State appropriations and this acquisition.

\$1,944,000 total estimated project costs

\$1,944,000 project costs to be allocated: \$1,936,000 acquisition, and approximately \$8000 in overhead costs.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on April 17, 2001, and the waiting period expired on May 22, 2001.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is March 2003.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to this property. ESS staff has also reviewed a Preliminary Site Assessment (PSA I), provided by the agent for this property. ESS staff believes the PSA I was professionally prepared to the standards for due diligence assessments. The PSA I found the property does not contain known hazards that could be revealed by site inspection, records research, or consultation with regulatory agencies.

Other:

- The purchase price does not exceed the estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- Department of Parks and Recreation (DPR) is not aware of any lawsuits pending on the property. The property acquisition agreement will require delivery of title to the State free and clear of any liens.
- The property does not appear to have any implied dedications.
- To offer immediate public use to the property for recreational purposes, DPR estimates the need for three positions at an annual cost of \$476,000 and one-time costs of \$987,000. These funds would address costs associated with road repairs, boundary surveys, vehicles, a tractor, an all terrain vehicle, a portable office, law enforcement, public safety, fire suppression, resource protection, maintenance, trash removal, public contact, and interpretation. Until funding for immediate public use is available, DPR has indicated it may provide authorized controlled access only for special events and other permitted activities. To provide this access, DPR estimates the need for two positions with annual costs of \$346,000 and one-time costs of \$404,000 for equipment and road repairs. DPR has provided this information as its best estimate of initial support needs. The Department of Finance provides no endorsement of these support estimates, but will evaluate DPR workload and staffing requirements through the normal budget process if an augmentation request is submitted, and within the context of the Administration's overall budget priorities. Nevertheless, Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary.

Staff Recommendation: Authorize acquisition consistent with the staff analysis.

CONSENT ITEM

CONSENT ITEM – 14

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF FOOD AND AGRICULTURE (8570)
27TH DISTRICT AGRICULTURAL ASSOCIATION
SHASTA DISTRICT FAIR/CITY OF ANDERSON PROPERTY EXCHANGE
SHASTA COUNTY
DFA Project Number 014, DGS Parcel No. 10124

Authority: Food and Agriculture Code Section 4051

- a. Authorize acceptance of right of way abandonment

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 14

Department of General Services
Department of Food and Agriculture
27th District Agricultural Association
Shasta District Fair/City of Anderson Property Exchange

Action requested

The requested action will authorize acceptance of right of way abandonment.

Scope Description

This project is within scope. The 27th District Agricultural Association (27th DAA) requested the City of Anderson to abandon a road right of way situated within the Shasta District Fairgrounds. The State owns the underlying fee interest in the right of way to be abandoned. As mitigation, the City of Anderson requires the 27th DAA to dedicate a substitute improved road right of way for a public road extension at the north border of the fairgrounds property. The Shasta District Fair will gain a second ingress/egress at the northern public road extension.

Funding and Cost Verification

This project is within cost. The 27th DAA will fund the street improvements from its budget reserve and a funding program administered by the Division of Fairs and Expositions. The exchange conditions can be met with funds available and in accordance with Legislative intent.

CEQA

A Notice of Determination was filed with the State Clearinghouse on October 4, 2002, and the waiting period expired on November 4, 2002.

Project Schedule

The project schedule is as follows:

The exchange is scheduled to be completed in March 2003.

Other:

- The abandonment and dedication meet the requirements of the 27th DAA.
- There is no relocation assistance involved with this project.
- There is no implied dedication involved with this project.
- The right of way to be abandoned by the City of Anderson to the 27th DAA is an improved street.

Staff Recommendation: Authorize acceptance of right of way abandonment.

CONSENT ITEM

CONSENT ITEM – 15

UNIVERSITY OF CALIFORNIA (6440)
SANTA BARBARA CAMPUS, SANTA BARBARA COUNTY
Psychology Building Addition and Renewal

Authority: Chapter 379/02, Item 6440-301-6028 (10)

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 15

University of California, Santa Barbara
Psychology Building Addition and Renewal

Action requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. The Psychology Building Addition and Renewal project as amended in January 2003, will renew building systems, renovate approximately 7,644 assignable square feet (asf) of office space for research needs, and construct an addition of 17,045 asf, including a partial basement, to provide specialized lab and lab support space, and faculty and administrative offices.

Funding and Cost Verification

This project is within cost.

\$13,382,000 total estimated project costs

\$535,000 project costs previously allocated: preliminary plans (campus funds)

\$12,847,000 project costs to be allocated: working drawings -- \$476,000 (State funds), \$124,000 (campus funds); construction -- \$9,817,000 (State funds), \$2,020,000 (campus funds); equipment \$410,000 (State funds)

CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	March 2003
Approve working drawings:	August 2003
Complete construction:	March 2006

Staff Recommendation: **Approve preliminary plans and the release of working drawing funds.**

CONSENT ITEM

CONSENT ITEM – 16

UNIVERSITY OF CALIFORNIA (6440)
SAN DIEGO CAMPUS, SAN DIEGO COUNTY
West Campus Utilities Improvements

Authority: Chapter 379/02, Item 6440-301-6028 (5)

a. Recognize a scope change

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 16

University of California, San Diego
West Campus Utilities Improvements

Action Requested

The requested action will recognize a scope change for this project.

Scope Description

This project is not within scope. The West Campus Utilities Improvement project as approved will upgrade the existing utilities distribution system within the west campus area to support a substantial increase in density of development, responding to the rapid growth of campus enrollment. The utility systems include high-temperature hot water, chilled water, domestic water, sewer, electrical power, telecommunications, and natural gas. The project will add or replace selected sections of lines and will remove capacity bottlenecks to improve capacity, distribution efficiency, and access to particular services throughout the area.

UC proposes to delete a portion of the high-temperature hot water, chilled water, and sewer system work that was to provide service to Engineering Building Unit 3A, Engineering Building Unit 3B, and the Cal-(IT)² facility. This work is no longer required as part of the West Campus Utility Improvements project because it is being completed during the construction phases of these three buildings to take advantage of efficiencies. UC also proposes to add to the project scope the demolition of old military buildings; the installation of natural gas piping, and primary power and telecommunications conduit and cabling; and additional high-temperature hot water and chilled water piping to two future building sites.

During design, a shorter utility route was identified requiring the demolition of old military buildings. Also during design, existing natural gas mains requiring relocation from future building sites were identified, and the need for natural gas service was identified for the School of Medicine. All of the natural gas piping would be installed in the high-temperature hot water and chilled water line trenches. Existing primary power and telecommunications lines were identified near the University Center area planned for the new high-temperature hot water and chilled water lines. Consolidating the primary power and telecommunications lines with the water and gas lines in this area would allow the work to be done more efficiently. Therefore, UC

is proposing to add the primary power and telecommunications lines to the scope of the project. Lastly, it was discovered that additional access vaults and lengths of high-temperature hot water and chilled water lines are necessary to provide service to two future building sites and to replace failed material near the School of Medicine. UC proposes to add this work to the existing project. Due to the nature of the work in this project, combining additional work with the previously approved scope would provide time and cost efficiencies not available if the work was bid as separate projects with separate bid documents. Consequently, UC has requested that the additional activities be combined with the existing scope into a single project. The campus has requested to combine savings from efficiencies with reductions in scope to pay all costs related to the added scope. A 20-day letter was sent to the Legislature on February 21, 2003, without comment.

Funding and Cost Verification

This project is within cost. There is no increase to the overall cost of this project, because the campus has requested to use savings from efficiencies and reduction in scope to fund additional project scope. The reduction and subsequent addition to the project is \$499,000, or 11.6 percent of the total project cost.

\$4,300,000 total estimated project costs

\$130,000 project costs previously allocated: preliminary plans

\$4,170,000 project costs to be allocated: working drawings -- \$ 230,000 (State funds),
construction funds -- \$3,940,000 (State funds)

CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	April 2003
Approve working drawings:	July 2003
Complete construction:	September 2004

Staff Recommendation: **Recognize a scope change.**

CONSENT ITEM

CONSENT ITEM – 17

UNIVERSITY OF CALIFORNIA (6440)
DAVIS CAMPUS, SACRAMENTO COUNTY
UC Davis Medical Center Hospital Upgrade Master Plan

*Authority: Section 15820.81 of the Government Code
as amended by Chapter 71/00, Senate Bill 1667*

a. Recognize a scope change

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 17

University of California, Davis
UC Davis Medical Center Hospital Upgrade Master Plan

Action requested

The requested action will recognize a scope change for this project.

Scope Description

This project is not within scope. As approved in February 2001, the UC Davis Medical Center Hospital Upgrade Master Plan would respond to the seismic correction requirements of SB 1953 by upgrading the Medical Center Facilities. The work was divided in five phases: the completion of four Tower II floors, the Ancillary Addition, renovation of the East Wing, infrastructure improvements, and other minor related improvements.

The approved plan for SB 1953 compliance involved substantial work in the East Wing. During planning, the hospital found that in addition to high costs, there were significant construction and phasing issues for the renovation of the East Wing that would make operation of the hospital difficult or impossible during construction. To address these issues, the campus proposes to construct a larger new Surgery and Emergency Services Pavilion (formerly called the Ancillary Addition) that would accommodate added acute care functions now housed in the North/South Wing, which is planned for demolition. Seismic upgrades in the East Wing would address the 2008 requirements of SB 1953, but the renovations would be scoped out of the project. UC proposes to eliminate Tower II Phase 4, "Other Minor Improvements", and the infrastructure components from the scope of the state project and use the \$1.4 million originally approved for infrastructure to offset the costs of the additional work in the Surgery and Emergency Services Pavilion.

In addition, UC has already augmented the Tower II component of the project by \$2.6 million in hospital reserves to cover higher bid results, adjustments required during construction, and schedule delays.

Because of the integration of the campus-funded work within the project, it would be difficult to obtain cost-effective bids for the work as separate projects with separate bid documents. Consequently, it is requested that the changes to the state-funded work and campus-funded work be combined into a single project. A 20-day letter was sent to the Legislature on February 21, 2003, without comment.

Funding and Cost Verification

This project is within cost. Because the university funds will fully fund the scope changes, there is no change to the state cost of the project.

\$266,416,000 total estimated project cost

\$26,533,000 project costs previously allocated: preliminary plans -- \$2,857,000 (hospital reserves); working drawings -- \$2,744,000 (hospital reserves); construction -- \$9,145,000 (state lease revenue bonds), \$5,000,000 (state funds), \$6,787,000 (hospital reserves)

\$239,883,000 project costs to be allocated: preliminary plans -- \$5,250,000 (hospital reserves); working drawings -- \$12,950,000 (hospital reserves); construction -- \$107,390,000 (hospital reserves), \$110,855,000 (state lease revenue bonds); equipment \$3,438,000 (hospital reserves)

CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	April 2003
Approve working drawings:	November 2003
Complete construction:	December 2007

Staff Recommendation: **Recognize a scope change.**

Comments: In addition to the \$120 million in state funds for hospital seismic upgrades, this projects includes \$5 million in state funds that were previously allocated through the Teaching Hospital Infrastructure program.

CONSENT ITEM

CONSENT ITEM – 18

UNIVERSITY OF CALIFORNIA (6440)
SAN DIEGO CAMPUS, SAN DIEGO COUNTY
Pharmaceutical Sciences Building

Authority: Chapter 106/01, Item 6440-301-0574(18)
Chapter 379/02, Item 6440-301-0574(2)

a. **Recognize a scope change**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 18

University of California, San Diego
Pharmaceutical Sciences Building

Action Requested

The requested action will recognize a scope change for this project.

Scope Description

This project is not within scope. The Pharmaceutical Sciences Building project as approved in the 2001 Budget Act and amended in October 2001 will construct a 60,000 assignable square feet (asf) facility for the new School of Pharmacy at the San Diego campus. The facility will provide necessary space for pharmacy instructional and research activities and will include space for research labs and lab support, classrooms and class labs, and associated office support space. Based on early conceptual design studies in response to more developed curriculum planning, there have been minor redistributions in the detailed space distribution of the originally approved project which do not affect the overall total assignable area. The campus now proposes the addition of 4,200 overall gross square feet (approximately 3,800 asf) of unfinished space in the basement of the building for future expansion of Health Sciences functions, to be funded by campus sources. Future build out of the unfinished space will also be funded by campus sources, and will be completed when funds are available. Because of the integration of the additional campus-funded area within the building, it would be difficult to obtain reliable, cost effective bids for the work as separate projects with separate bid documents. Consequently, it is requested that the two be combined into a single project. The campus has committed \$360,000 to pay all costs related to this added scope, and there will be no additional costs to the state. A 20-day letter was sent to the Legislature on February 21, 2003, without comment.

Funding and Project Cost Verification

This project is within cost. Because the university funds will fully fund the additional space, there is no change to the state cost of the project.

\$42,462,000 total estimated project cost

\$3,847,000 project costs previously allocated: preliminary plans -- \$1,356,000 (State funds), \$405,000 (campus funds); working drawings -- \$1,658,000 (State funds), \$428,000 (campus funds)

\$38,615,000 to be allocated: construction -- \$24,714,000 (State funds), \$10,912,000 (campus funds); equipment -- \$2,049,000 (State funds), \$940,000 (campus funds)

CEQA

The University certifies that the project is in compliance with the requirements of CEQA.

Project Schedule

The project schedule is as follows:

Approve working drawings: July 2003
Complete construction: October 2005

Staff Recommendation: Recognize a scope change.

CONSENT ITEM

CONSENT ITEM – 19

CALIFORNIA COMMUNITY COLLEGES (6870)
GLENDALE COMMUNITY COLLEGE DISTRICT,
GLENDALE COLLEGE, LOS ANGELES COUNTY
Allied Heath/Aviation Lab

*Authority: Chapter 106/01, Item 6870-301-0574,
as amended by Chapter 891/01, Section 34 (b) (5)
Chapter 379/02, Item 6870-301-6028 (14)*

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 19

California Community Colleges
Glendale Community College District, Glendale College,
Glendale, Los Angeles County
Allied Heath / Aviation Lab

Action Requested

The requested action will approve the preliminary plans for this project.

Scope Description

The project is within scope. There have been minor modifications to the proposed design during the development of preliminary plans. The proposed scope continues to seek the demolition of a 16,084 assignable square feet (asf) instructional/district maintenance building. The replacement building is proposed to total 28,586 asf, an increase of 469 asf, with 2,694 asf lecture; 11,370 asf laboratory; 3,064 asf offices; and 11,458 asf institutional maintenance, receiving and warehouse areas. There are no changes in purpose and function of the building or the relative concentration of programs within the building.

Funding and Project Cost Verification

The project is within cost. The authorized scope of work results in a project cost that exceeds state costing guidelines. In addition, the district seeks to use a different chiller than previously proposed and install a bridge from the third floor to a nearby fire road in lieu of a second stairway. These changes increase the total construction cost by \$1,716,000. The District passed a local bond last spring and has committed the needed additional funds, pursuant to Section 13332.11 of the Government Code.

\$11,584,000 total estimated project costs

\$340,000 state funding previously allocated: preliminary plans \$340,000

\$9,528,000 state funding to be allocated: working drawings \$332,000 and construction \$8,621,000 (\$7,700,000 contracts, \$385,000 contingency, \$154,000 construction management, \$123,000 administration, \$259,000 testing and inspection) at CCCI 4019 and Equipment \$575,000 at EPI 2564

\$1,716,000 local funds to be obligated: construction \$1,716,000 (\$1,553,000 contracts, \$78,000 contingency, \$31,000 construction management, \$25,000 administration, \$29,000 testing and inspection) at CCCI 4019

CEQA

A Notice of Exemption was filed with the State Clearinghouse and the public comment filing period expired on February 3, 2003 with no comments.

Project Schedule

The project schedule is as follows:

Approve working drawings: April 2004
Complete construction: June 2006

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEM

CONSENT ITEM – 20

CALIFORNIA COMMUNITY COLLEGES (6870)
GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT
CUYAMACA COLLEGE, SAN DIEGO COUNTY
Science and Technology Mall

*Authority: Chapter 106/01, Item 6870-301-0574,
as amended by Chapter 891/01, Section 34 (b) (6) (A)
Chapter 379/02, Item 6870-301-6028 (15)*

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 20

California Community Colleges
Grossmont-Cuyamaca Community College District
Cuyamaca College, San Diego County
Science and Technology Mall

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project constructs a 59,668 assignable square feet (asf) science and technology mall with 24,362 asf for laboratory, 3,067 asf for office, and 11,139 asf for other types of space.

Funding and Project Cost Verification

This project is within cost.

\$19,454,000 total estimated project costs

\$543,000 project costs previously allocated: preliminary plans

\$18,911,000 project costs to be allocated: working drawings \$562,000; construction \$14,499,000 (\$13,085,000 contracts, \$654,000 contingency, \$760,000 administration, testing, inspection) at CCCI 4019; and equipment \$3,850,000 at EI 2564

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 23, 2003, and the waiting period expired on February 24, 2003.

Project Schedule

The project schedule is as follows:

Approve working drawings: September 2003

Complete construction: August 2005

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEM

CONSENT ITEM – 21

CALIFORNIA COMMUNITY COLLEGES (6870)
GROSSMONT-CUYAMACA COMMUNITY COLLEGE DISTRICT
GROSSMONT COLLEGE, SAN DIEGO COUNTY
Science Building

*Authority: Chapter 106/01, Item 6870-301-0574,
as amended by Chapter 891/01, Section 34 (b) (6) (B)
Chapter 379/02, Item 6870-301-6028 (16)*

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 21

California Community Colleges
Grossmont-Cuyamaca Community College District
Grossmont College, San Diego County
Science Building

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project constructs a 26,315 assignable square feet (asf) science building with 20,285 asf for laboratory, 1,760 asf for office, and 4,270 asf for other space.

Funding and Project Cost Verification

This project is within cost.

\$12,977,000 total estimated project costs

\$397,000 project costs previously allocated: preliminary plans

\$12,580,000 project costs to be allocated: working drawings \$439,000; construction \$11,325,000 (\$10,189,000 contracts, \$509,000 contingency, \$627,000 administration, testing, inspection) at CCCI 4019; and equipment \$816,000 at EI 2564

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 23, 2003, and the waiting period expired on December 9, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings: September 2003

Complete construction: August 2005

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEM

CONSENT ITEM – 22

CALIFORNIA COMMUNITY COLLEGES (6870)
LOS RIOS COMMUNITY COLLEGE DISTRICT
AMERICAN RIVER COLLEGE, SACRAMENTO COUNTY
Learning Resource Center Expansion

*Authority: Chapter 106/01, Item 6870-301-0574,
as amended by Chapter 891/01, Section 34 (b) (10)
Chapter 379/02, Item 6870-301-6028 (27)*

a. Approve preliminary plans

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 22

California Community Colleges
Los Rios Community College District
American River College, Sacramento County
Learning Resource Center Expansion

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

This project is within scope. This project adds 12,462 assignable square feet (asf) to the existing library consisting of 98 asf office, 10,916 asf library, 480 asf AV/TV, 840 asf storage, and 128 asf other. It also reconstructs 7,712 asf of existing space. Design refinements in the reconstruction have decreased 40 asf in meeting room space and converted 450 asf intended for office space for improved circulation, resulting in 6,082 asf library, 520 asf AV/TV, and 620 asf meeting room.

Funding and Project Cost Verification

This project is within cost.

\$9,718,000	total estimated project costs
343,000	project costs previously allocated: preliminary plans
\$9,375,000	project costs to be allocated: working drawings \$310,000; construction \$7,971,000 (\$7,183,000 contracts, \$359,000 contingency, \$429,000 administration, testing, inspection) at CCCI 4019, and equipment \$1,094,000 at EI 2564

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 8, 2002, and the waiting period expired on December 7, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings	November 2003
Complete construction	June 2005

Staff Recommendation: **Approve preliminary plans and the release of working drawing funds.**

CONSENT ITEM

CONSENT ITEM – 23

CALIFORNIA COMMUNITY COLLEGES (6870)
SANTA BARBARA COMMUNITY COLLEGE DISTRICT,
SANTA BARBARA CITY COLLEGE, SANTA BARBARA COUNTY
Gymnasium Remodel

*Authority: Chapter 106/01, Item 6870-301-0574,
as amended by Chapter 891/01, Section 34 (b) (17)
Chapter 379/02, Item 6870-301-6028 (48)*

- a. **Approve preliminary plans**

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 23

California Community Colleges
Santa Barbara Community College District, Santa Barbara City College,
Santa Barbara, Santa Barbara County
Gymnasium Remodel

Action Requested

The requested action will approve preliminary plans for this project.

Scope Description

The project is within scope. The authorized scope of the project provides for 1) the conversion of 3,998 assignable square feet (asf) of physical education space to 3,940 asf of lecture space, 2) the construction of 4,065 asf of physical education space, and 3) the reconstruction of service space to 310 asf of office space.

Funding and Project Cost Verification

The project is within cost.

\$4,710,000 total estimated project costs

\$163,000 state funding previously allocated: preliminary plans \$163,000

\$3,865,000 state funding to be allocated: working drawings \$164,000; construction \$3,645,000 (\$3,187,000 contracts, \$223,000 contingency, \$59,000 construction management, \$59,000 administration, \$117,000 testing and inspection) at CCCI 4019; and Equipment \$56,000 at EPI 2564

\$682,000 District funds to be allocated: construction \$682,000 (\$682,000 contracts at CCCI 4019)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 4, 2002, and the waiting period expired on December 9, 2002.

Project Schedule

The project schedule is as follows:

Approve working drawings: December 2003

Complete construction: February 2005

Staff Recommendation: Approve preliminary plans and the release of working drawing funds.

CONSENT ITEM

CONSENT ITEM – 24

CALIFORNIA COMMUNITY COLLEGES (6870)
LOS ANGELES COMMUNITY COLLEGE DISTRICT,
LOS ANGELES SOUTHWEST COLLEGE, LOS ANGELES COUNTY
Child Development Center

*Authority: Chapter 106/01, Item 6870-301-0574,
as amended by Chapter 891/01, Section 34 (b) (9) (B)
Chapter 379/02, Item 6870-301-6028 (24)*

a. Recognize a scope change

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 24

California Community Colleges
Los Angeles Community College District, Los Angeles Southwest College,
Los Angeles, Los Angeles County
Child Development Center

Action Requested

The requested action will recognize a scope change for this project.

Scope Description

The project is not within scope. The authorized scope of the project constructs a new 13,075 assignable square feet (asf) child development center. The project includes 1,140 asf laboratory, and 11,315 asf of other child development space. Due to the discovery of multiple earthquake faults throughout the campus site, the amount of buildable land at Los Angeles Southwest College has been severely reduced. In order to maximize the potential campus build out, the College administration has determined that a second floor should be added to the originally proposed one-story Child Development Center project. Any additional funds necessary to achieve this increase in size will be paid for using local bond proceeds. A 20-day letter was sent to the legislature on February 21, 2003, without comment.

Funding and Project Cost Verification

The project is within cost. Pursuant to Section 13332.11 of the Government Code, the District seeks to increase the overall asf to the project at District cost. The District estimates that the cost of the above changes increases the total project construction contract costs by \$4,347,000 and is willing to provide those additional funds so that the cost to the state does not change. The District also agrees that there will be no augmentations to this project.

\$9,221,000 total estimated project costs

\$230,000 project costs previously allocated: preliminary plans

\$4,644,000 project costs to be allocated: working drawings \$162,000 and construction \$4,115,000 (\$3,669,000 contracts, \$183,000 contingency, \$190,000 construction management, administration, testing and inspection) at CCCI 4019 and Equipment \$367,000 at EPI 2564

\$4,347,000 district funds to be allocated: construction \$4,347,000 (\$3,671,000 contract and \$676,000 contingency, construction management, administration, testing and inspection at CCCI 4019)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 14, 2003, and the waiting period expired on February 18, 2003.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	April 2003
Approve working drawings:	December 2003
Complete construction:	February 2005

Staff Recommendation: Recognize scope change.

CONSENT ITEM

CONSENT ITEM – 25

CALIFORNIA COMMUNITY COLLEGES (6870)
LOS ANGELES COMMUNITY COLLEGE DISTRICT,
LOS ANGELES VALLEY COLLEGE, LOS ANGELES COUNTY
Health Science Building

*Authority: Chapter 106/01, Item 6870-301-0574,
as amended by Chapter 891/01, Section 34 (b) (9) (D)
Chapter 379/02, Item 6870-301-6028 (26)*

a. Recognize a scope change

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 25

California Community Colleges
Los Angeles Community College District, Los Angeles Valley College,
Los Angeles, Los Angeles County
Health Science Building

Action Requested

The requested action will recognize a scope change for this project.

Scope Description

The project is not within scope. The authorized scope of the project demolishes over 36,750 assignable square feet (asf) of unsafe portables and constructs a new 30,288 asf Health Sciences Building on the site. The project includes 3,045 asf lecture, 21,839 asf laboratory, and 5,404 asf office space. The District proposes to add 29,542 asf of laboratory and support space to this project. The allied health science curriculum has grown significantly since the project was submitted to the State for funding and educators are finding it difficult to provide all the necessary education to their students due to outdated facilities for other science disciplines required for health sciences certification. To provide the best educational value to health science students, it is necessary to bring all science discipline facilities to the level of the Health Sciences Building. The proposed increase to the project will provide the space and resources necessary to meet the educational goals of the health sciences curriculum. Because of the integration of the District-funded additional area within the building, it would be difficult to obtain cost-effective bids for the work as separate projects with separate bid documents. Consequently, it is requested that the two activities be combined into a single project. Any additional funds necessary to achieve this increase in size will be paid for using local bond proceeds. A 20-day letter was sent to the legislature on February 21, 2003, without comment.

Funding and Project Cost Verification

The project is within cost. Pursuant to Section 13332.11 of the Government Code, the District seeks to increase overall asf to the project at District cost. The District estimates that the cost of the above changes increases the total project construction contract costs by \$26,655,000 and is

willing to provide those additional funds so that the cost to the State does not change. The District also agrees that there will be no augmentations to this project.

\$41,965,000 total estimated project costs

\$661,000 state funding previously allocated: preliminary plans \$661,000

\$14,649,000 state funding to be allocated: working drawings \$435,000 and construction \$11,206,000 (\$10,062,000 contracts, \$507,000 contingency, \$637,000 construction management, administration, testing and inspection) at CCCI 4019 and Equipment \$3,008,000 at EPI 2564.

\$26,655,000 district funds to be allocated: construction \$26,655,000 (\$22,938,000 contract and \$3,717,000 contingency, construction management, administration, tests and inspections at CCCI 4019)

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 14, 2003, and the waiting period expired on February 18, 2003.

Project Schedule

The project schedule is as follows:

Approve preliminary plans:	April 2003
Approve working drawings:	December 2003
Complete construction:	February 2005

Staff Recommendation: Recognize a scope change.

CONSENT ITEM

CONSENT ITEM – 26

**CALIFORNIA COMMUNITY COLLEGES (6870)
HARTNELL COMMUNITY COLLEGE DISTRICT,
HARTNELL COLLEGE, MONTEREY AND SANTA BENITO COUNTIES**
Learning Resource Center

*Authority: Chapter 106/01, Item 6870-301-0574,
as amended by Chapter 891/01, Section 34 (b) (7)*

a. Recognize a scope change

APPROVED.

CONSENT ITEM

STAFF ANALYSIS – 26

California Community Colleges
Hartnell Community College District, Hartnell College,
Monterey and Santa Benito Counties
Learning Resource Center

Action Requested

The requested action will recognize a scope change for this project.

Scope Description

The project is not within scope. The authorized scope of the project would demolish the existing library, along with the adjacent amphitheater, utility tunnels and walkways; and construct a 52,595 assignable square feet (asf) Learning Resource Center (LRC) on the existing library site. The District proposes to change the scope of the project due to changes in the recently adopted campus master plan, which locates the new LRC in the northeast corner of the campus rather than on the site of the existing library, at the center of campus. The LRC remains a 2-story, 52,595 asf building; however, the footprint and detailed space usage have been refined to accommodate the new site. Additionally, geotechnical studies conducted during the project's preliminary plan phase revealed loose soil conditions, requiring a deeper structural foundation system than originally proposed. A 20-day letter was sent to the legislature on February 21, 2003, without comment.

Funding and Project Cost Verification

The project is within cost. By re-siting the LRC, the construction costs for the project are reduced by \$1,159,000. This is due to no longer demolishing the amphitheater, utility tunnels, and adjacent walkways; as well as savings to utility costs. However, seismic concerns at the new site result in the need for a stronger structural foundation and increase the project cost by \$1,140,000. The net is \$19,000 in project savings. The District agrees to provide the funding if a future project scope includes demolition or refurbishment of the existing library and agrees that this project will not be augmented further.

\$21,607,000 total estimated project costs

\$738,000 state funding previously allocated: preliminary plans \$738,000

\$20,869,000 state funding to be allocated: working drawings, \$690,000, construction \$17,759,000 (\$16,094,000 contracts, \$805,000 contingency, \$322,000 construction management, 258,000 administration, \$280,000 testing and inspection) at CCCI 4019 and Equipment \$2,420,000 at EPI 2564

CEQA

A Notice of Exemption was filed with the State Clearinghouse on September 30, 2002, and the waiting period expired on October 5, 2002.

Project Schedule

The project schedule is as follows:

Approve preliminary plans: January 2003
Approve working drawings: October 2003
Complete construction: August 2005

Staff Recommendation: Recognize a scope change.

ACTION ITEM

ACTION ITEM – 27

PUBLIC WORKS BOARD ADMINISTRATIVE ACTION UPDATE THE STATE ADMINISTRATIVE MANUAL

- a. Consider updating the State Administrative Manual**

APPROVED.

ACTION ITEM

STAFF ANALYSIS – 27

Public Works Board Administrative Action
Update the State Administrative Manual

Action requested

The requested action will consider updating those sections of the State Administrative Manual as presented at this meeting that pertain to Public Works Board procedures in order to ensure the manual reflects recent policy changes.

Description

The sections of the State Administrative Manual (SAM) pertaining to Public Works Board policies and procedures were last updated in 1998. Since that time, the role of the Board has evolved and the practices of the board have changed. Revisions to SAM are proposed to reflect these changes. Examples of the changes that would be reflected in this revision include indicating that the Board has a role in reviewing gift deeds and offers to dedicate, the Board requires due diligence review, clarification of existing practices, and technical corrections. By approving this request the Board would adopt the proposed changes to those sections of SAM pertaining to Board practices and policies.

Staff Recommendation: **Update those sections of the State Administrative Manual as presented at this meeting that pertain to Public Works Board procedures in order to ensure the manual reflects recent policy changes.**

ACTION ITEM

ACTION ITEM – 28

DEPARTMENT OF GENERAL SERVICES (1760)
DEPARTMENT OF PARKS AND RECREATION (3790)
TOPANGA STATE PARK–MULHOLLAND GATEWAY–AVATAR PHASE 2
LOS ANGELES COUNTY
DPR Parcel A41501, DGS Parcel 10142

*Authority: Chapter 106/01, Item 3790-301-0005(29)
Chapter 52/00, Item 3810-301-0005
Chapter 52/00, Item 0540-101-6015*

a. Consider authorizing site selection and acquisition consistent with staff analysis

APPROVED.

ACTION ITEM

STAFF ANALYSIS – 28

Department of General Services
Department of Parks and Recreation
Topanga State Park-Mulholland Gateway-Avatar Phase 2

Action requested

The requested action will consider authorizing site selection and acquisition consistent with staff analysis.

Scope Description

Avatar Phase 2 is 328 acres in the vicinity of Topanga State Park, but not contiguous to the park. This acquisition would be part of 503 acres proposed expansion of the park. Future acquisition of the additional acreage will connect Avatar Phase 2 to the park. Avatar Phase 1 is also a part of the proposed greater acquisition, but would be acquired subsequent to acquisition of this parcel.

Funding and Cost Verification

On October 23, 2000, the Santa Monica Mountains Conservancy (SMMC) approved a grant of \$2.2 million from Proposition 12 funds to the Mountains Recreation and Conservancy Authority (MRCA) for the acquisition of Avatar Phase 2. SMMC asserts that all elements of this grant met the criteria established in statute for use of these funds and the criteria of the grant program. MRCA is a non-State entity and is a Joint Powers Authority that is comprised of State entities and local entities. At the time this grant was provided, SMMC recommended that this property be transferred to the Department of Parks and Recreation (DPR) for consideration to be agreed upon. SMMC has indicated that the grant agreement contains language that states that if MRCA sells the property, the MRCA can use the proceeds of that sale for another purpose that is consistent with the criteria established for Proposition 12 if MRCA first obtains the approval of SMMC.

In September 2001, MRCA received a second grant in the amount of \$5.9 million from the Resource Agency from Proposition 13 funds for the acquisition of Avatar Phase 2. The Resource Agency has asserted that this grant met the criteria established in statute for use of these funds and the criteria for the grant program. This grant agreement includes language that states MRCA may transfer the property to a public agency if the public entity assumes the obligations imposed by this agreement. The agreement further indicates that if the property is sold, the amount of the grant, the fair market value of the property or the proceeds of the sale, whichever is higher, may be used by MRCA for another purpose that is consistent with the statutorily approved uses of Proposition 13 funds, if approved by the Resource Agency. The assertions made by SMMC and Resource Agency have not been independently verified by Board staff.

In June of 2001, MRCA purchased Avatar Phase 2 from the American Land Conservancy for \$8.1 million, which is the Department of General Services (DGS) approved fair market value.

DPR, has Proposition 12 funds which can be used to acquire "land from willing sellers that are both a high priority for the State Parks System and for habitat purposes, with priority given to projects that protect habitat for rare, threatened, or endangered species pursuant to a natural community conservation plan adopted pursuant to Chapter 10 of Division 10 of the Fish and Game Code, if the acquisition of land is conducted in conjunction with a natural community conservation plan approved by the Department of Fish and Game prior to January 1, 1999 or if the acquisition is approved by statute". The signing message in the 2001-02 Budget Act directed DPR to use \$4 million from this appropriation for the Topanga SP: Mulholland Gateway acquisition. DPR asserts that acquiring this property with that funding source is consistent with the criteria established for this portion of Proposition 12.

If MRCA is directed to use the proceeds of the sale to either reimburse the grant funds originally used to purchase the property or is directed to use the proceeds in a manner that is approved by the granting agency and is consistent with the original bond appropriations, the sale of Avatar to DPR would not constitute a gift of public funds. Further if MRCA is directed to use these proceeds in a manner consistent with the allowable uses for the two grants provided to MRCA and this is done with the approval of SMMC and the Resource Agency, SMMC and the Resources Agency indicate that MRCA will not be in violation of their grant agreements. SMMC staff verified in letters dated March 11, 2003 and March 12, 2003 that SMMC approves of the MRCA's re-use of a portion of the proceeds of this sale (the portion associated with the Proposition 12 funds) for a construction project that will take place on MRCA property, which will ultimately be considered for transfer to the State and that this use is consistent with Proposition 12 funding and is an acceptable use of the grant funds. The Resource Agency sent a letter dated March 13, 2003, providing MRCA with approval to use a portion of the proceeds of this sale for the purpose of funding the Oakmont acquisition, which will be transferred to the State upon close of escrow. The letter stated that this is an appropriate use of Proposition 13 funds.

CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 19, 2002, and the waiting period expired on August 23, 2002.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is March 2003.

Condition of Property

Department of General Services (DGS), Environmental Services Section (ESS) staff conducted a site visit to the Avatar Phase II, Topanga State Park property on November 20, 2002, located

near Malibu, California. A Preliminary Site Assessment, Phase I report prepared by Erler & Kalinowski, Inc. (EKI), on July 28, 2000, was also reviewed. ESS staff believe the PSA I was professionally prepared to the standards for due diligence assessments. EKI did not identify any recognized environmental conditions at the Subject Property based on review of available records and site reconnaissance. The following is a list of additional issues identified by EKI at the subject property and their recommendations:

The chassis of two abandoned automobiles were observed near the northwest boundary of the subject property. EKI recommends removal of these vehicles prior to transfer of property and that the soil in the area be observed for possible staining resulting from leaks of oil or gasoline. Miscellaneous debris was observed near the northern boundary of the subject property and an abandoned camper shell near the southern boundary. EKI recommends the disposal of this and any other debris present on the subject property prior to property transfer.

EKI recommends obtaining additional information concerning the 12" oil pipeline (which may be present in an easement on the subject property along Mulholland Drive) operated by Tosco, including the location, history of operation, current status, and any reported leaks. EKI did not identify recognized environmental conditions associated with this pipeline.

EKI recommends obtaining additional information concerning the 10" oil pipeline (which may extend underground from the southern boundary northward onto the subject property) operated by Equilon on behalf of Shell, including the location, history of operation, current status, and any reported leaks. EKI did not identify recognized environmental conditions associated with this pipeline.

No potential problems with hazardous materials were observed during the site visit and the property is compatible with the proposed future use. Prior to acceptance of title, the MCRA should comply with the recommendations of the EKI report.

Other

- The property is vacant and unimproved. There is no relocation assistance involved with this project.
- The DPR is not aware of any lawsuits pending concerning the property.
- The property acquisition agreement will require delivery of fee title to the property.
- This acquisition will have a minimal support impact and can be accomplished within existing resources. DPR has identified an additional need for \$50,000 as a one-time cost for boundary surveys. An augmentation request would be evaluated through the normal budget process, but given continued weakness in State revenues Department of Finance would not recommend additional support expenditures if continued revenue forecasts fail to project short-term growth and additional program reductions become necessary.

Staff Recommendation: **The Public Works Board should consider authorizing site selection and acquisition contingent on the requirements that:**

- 1) The proceeds of the sale are used to reimburse the funds of origin used to provide grants to MRCA for the purchase of Avatar, or**
- 2) The proceeds of the sale are used in a manner that is approved by the original granting authorities and is consistent with the conditions of the original grants and underlying statutes associated with Propositions 12 and 13.**

ACTION ITEM

ACTION ITEM – 29

DEPARTMENT OF GENERAL SERVICES (1760)
SANTA MONICA MOUNTAINS CONSERVANCY (3810)
OAKMONT VIEW V, LOS ANGELES COUNTY
Project Number SMC226A, DGS Parcel Number 10154

Authority: Chapter 50/99, Item 3810-301-0001
Chapter 152/00, Item 0540-101-6015
Chapter 106/01, Item 0540-101-6015
Chapter 379/02, Item 3810-301-6029

- a. Consider authorizing site selection and acquisition consistent with the staff analysis

APPROVED.

ACTION ITEM

STAFF ANALYSIS – 29

Department of General Services
Santa Monica Mountains Conservancy
Oakmont View V, Los Angeles County

Action requested

The requested action will consider authorizing site selection and acquisition consistent with the staff analysis.

Scope Description

This project is within scope. Acquisition of this 244 acre site is consistent with the Rim of the Valley Trail Corridor Plan and fulfills the purposes of Division 23 of the Public Resources Code. The property is undeveloped hillside property located in the Verdugo Mountains in the City of Glendale.

Funding and Cost Verification

This project is within cost. Chapter 50, Budget Act of 1999, Item 3810-301-0001 provided \$5,000,000 in grant funds toward the purchase of a part interest in this site by the Mountains Recreation and Conservation Authority (MRCA). The entire fee interest can be acquired by the Santa Monica Mountains Conservancy (SMMC) for \$7,000,000 in additional state funds from the following appropriations:

\$3,000,000	Chapter 152, Budget Act of 2000, Item 0540-101-6015
\$2,000,000	Chapter 106, Budget Act of 2001, Item 0540-101-6015
\$2,000,000	Chapter 379, Budget Act of 2002, Item 3810-301-6029

The property can be acquired with the funds available and in accordance with Legislative intent.

\$12,005,000 total project cost

\$5,000,000 project costs previously allocated

\$7,005,000 project costs to be allocated: \$7,000,000 for acquisition and approximately \$5,000 in overhead costs

CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 17, 2003, and the waiting period expired on February 23, 2003.

Project Schedule

The project schedule is as follows:

The anticipated close of escrow is March 2003.

Condition of Property

Staff of the RESD Environmental Services Section (ESS) conducted a site visit to the Oakmont property with Rorie Skei, Chief Deputy Director of the Santa Monica Mountains Conservancy on February 13, 2003. The property is located in Glendale, CA. and consists of approximately 244 acres of mountainous land located on the northeastern side of the Verdugo Mountains south of Englehard Canyon. The property has been vacant and undeveloped and serves as extremely critical habitat to the State of California. The addition of this site borders Camp Max Strauss, Henderson Canyon, and Brand Park and will promote the natural corridor link for wild species, critical in ensuring the biological diversity in Southern California. The corridor allows wide-ranging species like bobcats, mountain lions and a variety of rare species to avoid becoming trapped in isolated patches of habitat in an otherwise heavily urbanized area. No environmental concerns were observed during the site visit.

ESS staff also reviewed a Environmental Site Assessment (ESA) Phase I, prepared for the property. ESS staff believe the PSA Phase I was professionally prepared to the standards as defined in the American Society of Testing and Materials (ASTM). The ESA Phase I did not identify any environmental concerns on the subject property. The ESA Phase I did not identify any other environmental concern in connection to the subject property from off-site sources.

Other

- The property is currently owned by the Mountains Recreation and Conservation Authority (MRCA) and the City of Glendale (City). The MRCA and the City acquired the property in December of 2003, as part of negotiations to settle three lawsuits filed by the owner/developers against the City relating to their proposed development of the property. A portion of the purchase price was paid in December, 2003, the owners/litigants provided a short term loan for the balance owed.
- All litigation will be dismissed upon full payment of the balance owed to the litigants which encumbers the property as a recorded deed of trust. The State's purchase funds will be applied to the deed of trust with the balance to be paid in full by the City prior to close of escrow. The property will be conveyed to the state free and clear of all liens.
- This acquisition is contingent upon the certification to the PWB and the MRCA by the Resources Agency that the use of Proposition 13 bond funds, previously granted to the MRCA for its acquisition of the Avatar property is not inconsistent with the intent of the original grant agreement and use of funds pursuant to Proposition 13 provisions.
- Notification has been provided to the Joint Legislative Budget Committee (JLBC), pursuant to Control Section 9.45, that this acquisition will require the use of Proposition 40 bond

funds. Approval of this action is contingent upon written response to this notification by the JLBC stating that they have no objections to this acquisition.

- Total state funding for this acquisition will not exceed estimated fair market value as determined by a Department of General Services (DGS) approved appraisal.
- There is no relocation assistance involved with this project or implied dedication.
- No additional cost is anticipated to be incurred by the State for the care and maintenance of this property. The MRCA and the City have entered into an agreement to share the entire expense of managing the property to preserve the scenic and habitat values of the site.
- All parties to this transaction have agreed that the State should hold title to this property, given the significant contribution of state funds. The parties believe that this property is an important addition to the state property in the Verdugo Mountains, and that the SMMC plans to offer these properties to the Department of Parks and Recreation for creation of a future state park. This PWB action does not endorse or deny any future action to be taken by the SMMC and Parks regarding any future conveyance of this property.

Staff Recommendation: **Authorize site selection and acquisition consistent with the staff analysis.**

OTHER BUSINESS

REPORTABLES

Respectfully Submitted,

JAMES E. TILTON
Administrative Secretary